

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0025

BOA DATE: January 11th, 2021

ADDRESS: 3707 Rivercrest Dr

COUNCIL DISTRICT: 10

OWNER: John Riley

AGENT: David Cancialosi

ZONING: LA

LEGAL DESCRIPTION: LOT 21A BLK D * RESUB OF LT 66 BLK A & LT 21 BLK D RIVERCREST ADDN SEC 2

VARIANCE REQUEST: reduce front setback from 40 ft. 10.5 ft. and increase I.C on a slope gradient of more than 35 percent to 11.5 percent

SUMMARY: erect single-family structure + associated improvements

ISSUES: LA zoning category was assigned to properties regardless of their compliance

	ZONING	LAND USES
<i>Site</i>	LA	Single-family
<i>North</i>	LA	Lake Austin
<i>South</i>	PUD	Planned Unit Development
<i>East</i>	LA	Single-family
<i>West</i>	LA	Single-family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

BRNA Association Inc.

Bike Austin

City of Rollingwood

Friends of Austin Neighborhoods

Glenlake Neighborhood Association

Save Our Springs Alliance

Sierra Club, Austin Regional Group

TNR BCP - Travis County Natural Resources

The Creek at Riverbend Neighborhood Association



CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address 3707 Rivercrest Dr

Subdivision Legal Description:

Lot 21A sub lot 66 Blk A and lot 21 A Blk D Rivercrest Addition Sec. 2

Lot(s): 32 Block(s): _____

Outlot: _____ Division: _____

Zoning District: LA – Lake Austin

I/We David C. Cancialosi on behalf of myself/ourselves as authorized agent for _____ affirm that on _____

John Riley

Month December, Day 1, Year 2020, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

Erect Attach Complete Remodel Maintain Other: ERECT (REPLACE)

Type of Structure: single-family structure + associated improvements including pool & decking

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

- 1) LDC 25-2-551-E-2 requiring prohibiting certain development on a slope category greater than 35% in order to erect a single family residence and associated improvements to allow 11.5% impervious coverage in the 35%+ slope.
- 2) LDC 25-2-492-D requiring a 40' front setback in a Lake Austin zoning category to allow a 10' 5" front setback for a portion of proposed home's front façade (stairs). Remainder of front facade proposed at 20' setback for new garage and 40' front setback for remainder of proposed facade. Existing structure's current front setback is 0' and building is located within the electrical easement with overhead powerlines above the structure.

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The LA zoning category was created via ordinance No. 840913-S and effectively amended zoning Chapter 13-2 by capturing all land 500' landward of the 504.9' contour line. The Ordinance either newly zoned or rezoned most parcels to Lake Austin (LA) zoning category. This Ordinance was signed into effect 9/13/1984. The regulations were passed in 1984, then written into code using language that backdated the regulations several years prior to arbitrarily capture parcels along the lake and separate them into two development categories – mainly these being pre and post 1982 standards. The LA zoning category was assigned to properties regardless of their compliance with LA zoning site requirements such as 100' of lot width being present or not, or whether a lot or tract was a minimum of one acre in size as also required by the LA zoning site performance standards. Some of those lots that could not comply were zoned SF-2 and remain as such today; thus, the vast majority of lake front (and non lake front) properties were zoned from "A" First Height and Residential District under zoning code Chapter 13-1 to the currently applicable 25-2-551, Lake Austin Zoning. The ordinance has been in effect almost 40 years as of now.

The current site has a small, dilapidated residence which needs to be demolished. It is not occupied. The power had to be disconnected due to a structure fire. And the original, permitted septic system is actually underneath the structure. The house sits within the 10' easement

underneath the overhead powerlines. And the current front setback is 0.0'

The site is not compliant with LA zoning standards (in terms of current lot width being ~90', which is less than the required 100' width) or lot size (current being 19,831 SF / .46 acres, which is less than the required 43,560 SF / 1 acre size requirement), the owner desires to replace the existing structure with a new, safe structure which is built to current code with the exception of the aforementioned IC and setback variances. Notwithstanding, over 80% of the lot has slope in excess of 35%. This renders the lot unbuildable without a variance. And any structure which could be built in the current footprint is not a reasonable use of the property as intended when the original plat and subsequent zoning were approved and applied to the site by the City.

The remainder site slope is a mix of 0-35% slope. No impervious cover variances are being sought in 0-35% slope. Because the slope is so extreme and the house was constructed under zoning chapter 13-2 when slope category was not contemplated, and because Section 2 of Rivercrest Subdivision was platted in the 1960's under City zoning Chapter 44, it is completely reasonable to allow the site a replacement residence with typical single-family accessory uses such as pool, deck, garage, and so forth. The applicant requests the Board consider this application and approve it as a reasonable request necessary to redevelop the site.

a) The hardship is not general to the area in which the property is located because:

There is no other lot in the area which has been encumbered in this manner via slope, safety concerns, and non-compliance to this degree.

b) Hardship:

The site was platted under Rivercrest section 2 in the mid 1960's. No slope category or site regulations existed in the manner in which they do today under The Land Development Code, specifically section 25-2-551 Lake Austin zoning category. This zoning change from "A" to "LA" by the city is a hardship in that the site was automatically undevelopable without a variance from certain regulations.

The current residence was constructed in 1980 prior to adoption of LA zoning. It has not been occupied for more than five years. It has been deemed an unsafe and non-compliant structure. Please note the attached 3rd party inspection report stating as much.

Over 81% of the .45 acre site is in excess of 35% slope, which the code expressly prohibits construction on certain kinds. The current structure has a 0' setback within the 40' required setback. The new home proposes to reduce the non-compliance to a 10'5" front setback. The remainder of the front façade will maintain a compliant 20' front setback for the garage and 40' front setback for the primary façade of the house. The house cannot move further up the hill due to steepness of it and without compromising the environmental controls and safety of the site as a whole. Retaining walls and a pool are planned behind the house in order to stabilize the hill more so than it currently is.

The remainder slope categories propose very minimal impervious coverage. The 0-15% slope proposes 4.21%. There is 0% proposed in 15-25% and less than 1% proposed in 25-35% slope category. The variance request is to allow 11.5% impervious cover in the 35%+ slope category. Overall, the site proposes 4,737 SF @ 23.89% IC when calculated on a gross lot area for the half acre site.

This gross lot area calculation is how the impervious coverage was contemplated as part of the intended single-family development when the mid-1960's Rivercrest subdivision was approved by Travis county and / or city of Austin.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The proposed replacement structure will reduce the degree of non-compliance which has existed for forty years. A substantial portion of the lots and residences on them within the Rivercrest neighborhood are non-compliant, or have received variance approval to allow redevelopment of a substandard lot or non-compliant footprint and, as such, most neighbors can appreciate the unfortunate situation they all share with regard to non-compliance with the applicable zoning regulations. A vast number of neighbors support this request. Please see attached letters of support.

A new, replacement residence will ensure a proper septic system, safe and updated building materials compliant with current International Residential Code (IRC), removal from the electrical easement, will stabilize the hill - which towers over the cul-de-sac with zero controls nearly 200' below, and ultimately contribute to reducing the neighborhood's high degree of zoning non-compliance by substantially reducing this site's degree of non-compliance in accordance with the applicable jurisdictional zoning and building code requirements.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

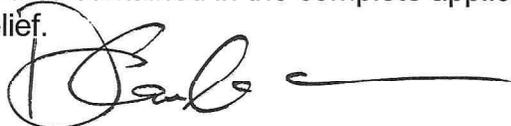
2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 09/15/2020

Applicant Name (typed or printed): David C. Cancialosi

Applicant Mailing Address: 300 E. Highland Mall Blvd #207

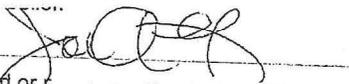
City: Austin State: TX Zip: 78751

Phone (will be public information): (512) 593-5361

Email (optional – will be public information): 

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 12/1/2020

Owner Name (typed or printed): John Riley

Owner Mailing Address: 3206 El Toro Cove

City: Austin State: TX Zip: 78751

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Agent is applicant

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

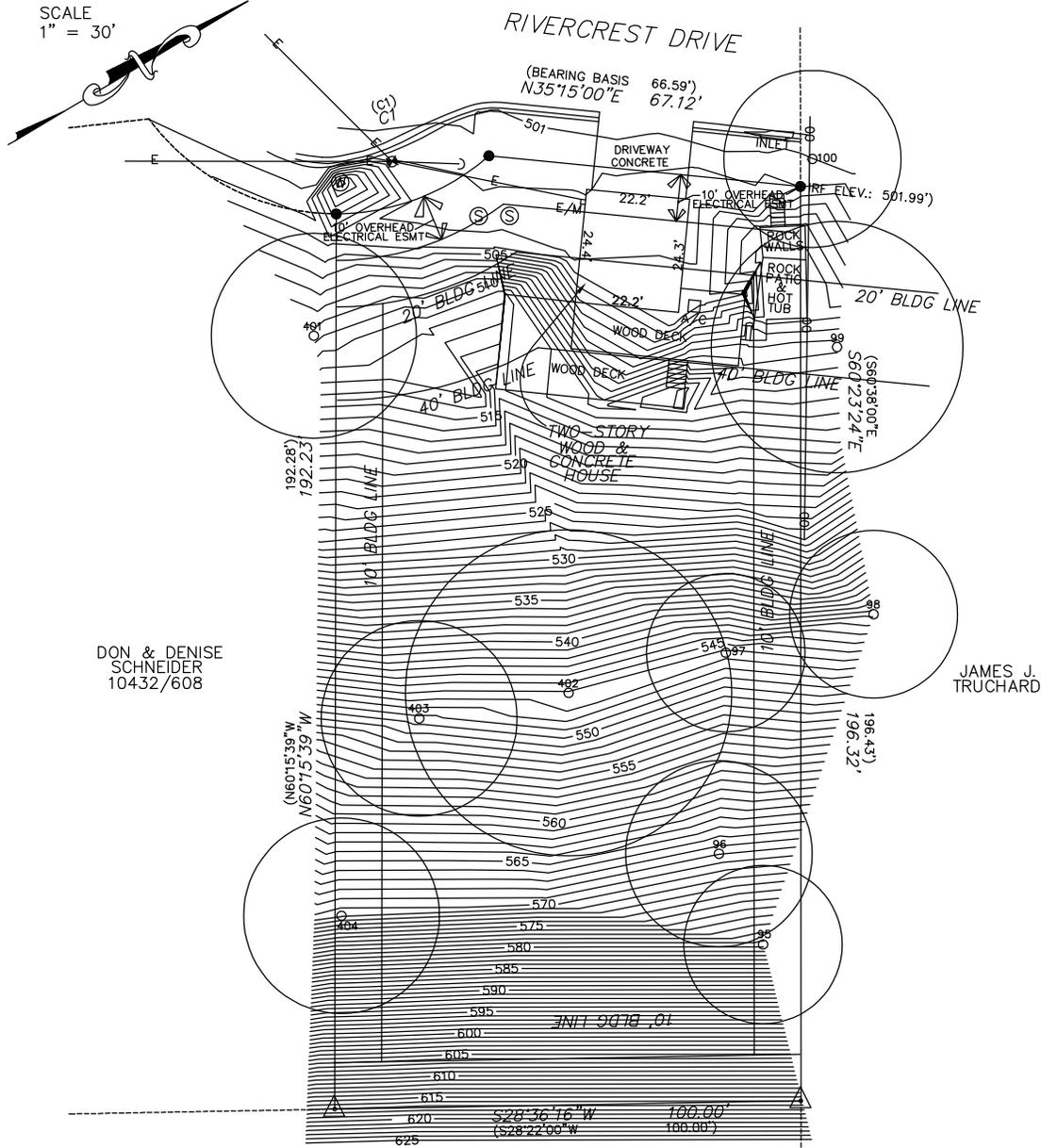
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

CELCO SURVEYING
 REG. # 10193975
 TEL: 830-214-5109
 FAX: 866-571-8323

SURVEY PLAT

301 MAIN PLAZA - SUITE 387
 NEW BRAUNFELS, TEXAS 78130
 eddie@celcosurveying.com

SCALE
 1" = 30'



DON & DENISE
 SCHNEIDER
 10432/608

JAMES J.
 TRUCHARD

CREST AT HUNTERWOOD
 12519/1495

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND A TITLE EXAMINATION WAS NOT REQUESTED NOR WAS ONE PERFORMED.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.80	50.00	35.04	N08°48'21"E
(C1)	36.30	50.00	35.52	N08°34'00"E

TREE LIST:

95	ELM	17.0"
96	ELM	20.0"
97	ELM	17.0"
98	ELM	18.0"
99	ELM	27.0"
100	HACKBERRY	19.0"
401	ELM	22.0"
402	LIVE OAK	35.0"
403	ELM	21.0"
404	ELM	21.0"

LEGEND

- = IRON ROD FOUND
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- = CHAIN LINK FENCE
- A/C = AIR CONDITIONER
- E/M = ELECTRIC METER
- ⊙ = WATER METER
- ⊙ = SEPTIC TANK LIDS
- ⊙ = POWER POLE
- ⊙ = GUY WIRE ANCHOR
- E— = O/H POWERLINE

ADDRESS: 3707 RIVERCREST DRIVE, AUSTIN, TEXAS

LEGAL DESCRIPTION: LOT 21A, RESUBDIVISION OF LOT 66, BLOCK A, AND LOT 21, BLOCK D, RIVERCREST ADDITION, SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 27, PAGE 29, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

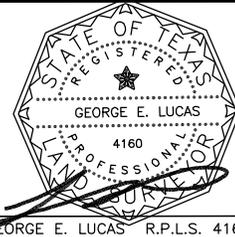
BUYER: N/A
 TITLE CO: N/A
 G.F.#: N/A

LENDER: N/A

PLAN No.: 2020-0507

SURVEY DATE:

MARCH 4, 2020



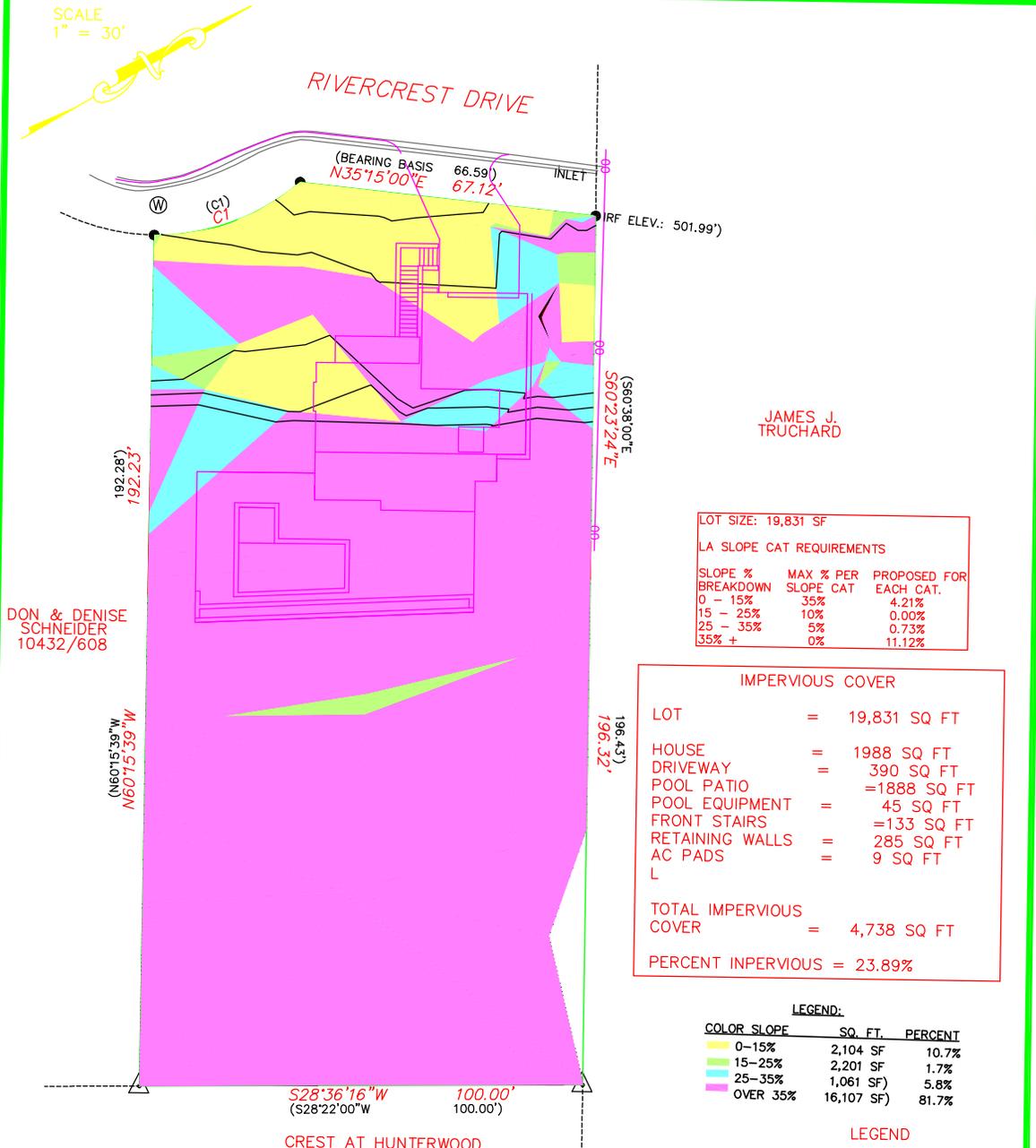
GEORGE E. LUCAS R.P.L.S. 4160

CELCO SURVEYING
 REG. # 10193975
 TEL: 830-214-5109
 FAX: 866-571-8323

PLOT PLAN

301 MAIN PLAZA - SUITE 387
 NEW BRAUNFELS, TEXAS 78130
 eddie@celcosurveying.com

SCALE
 1" = 30'



JAMES J. TRUCHARD

LOT SIZE: 19,831 SF

LA SLOPE CAT REQUIREMENTS

SLOPE % BREAKDOWN	MAX % PER SLOPE CAT	PROPOSED FOR EACH CAT.
0 - 15%	35%	4.21%
15 - 25%	10%	0.00%
25 - 35%	5%	0.73%
35% +	0%	11.12%

IMPERVIOUS COVER

LOT	=	19,831 SQ FT
HOUSE	=	1988 SQ FT
DRIVEWAY	=	390 SQ FT
POOL PATIO	=	1888 SQ FT
POOL EQUIPMENT	=	45 SQ FT
FRONT STAIRS	=	133 SQ FT
RETAINING WALLS	=	285 SQ FT
AC PADS	=	9 SQ FT
L		
TOTAL IMPERVIOUS COVER	=	4,738 SQ FT
PERCENT IMPERVIOUS	=	23.89%

LEGEND:

COLOR	SLOPE	SQ. FT.	PERCENT
Yellow	0-15%	2,104 SF	10.7%
Light Green	15-25%	2,201 SF	1.7%
Light Blue	25-35%	1,061 SF	5.8%
Purple	OVER 35%	16,107 SF	81.7%

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND A TITLE EXAMINATION WAS NOT REQUESTED NOR WAS ONE PERFORMED.

ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE PROPOSED

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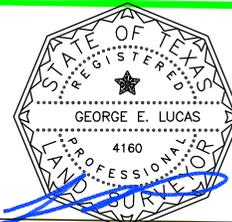
BUYER: N/A
 TITLE CO: N/A
 G.F.#: N/A

LENDER: N/A

PLAN No.: 2020-0507

SURVEY DATE:

MAY 08, 2020



GEORGE E. LUCAS R.P.L.S. 4160

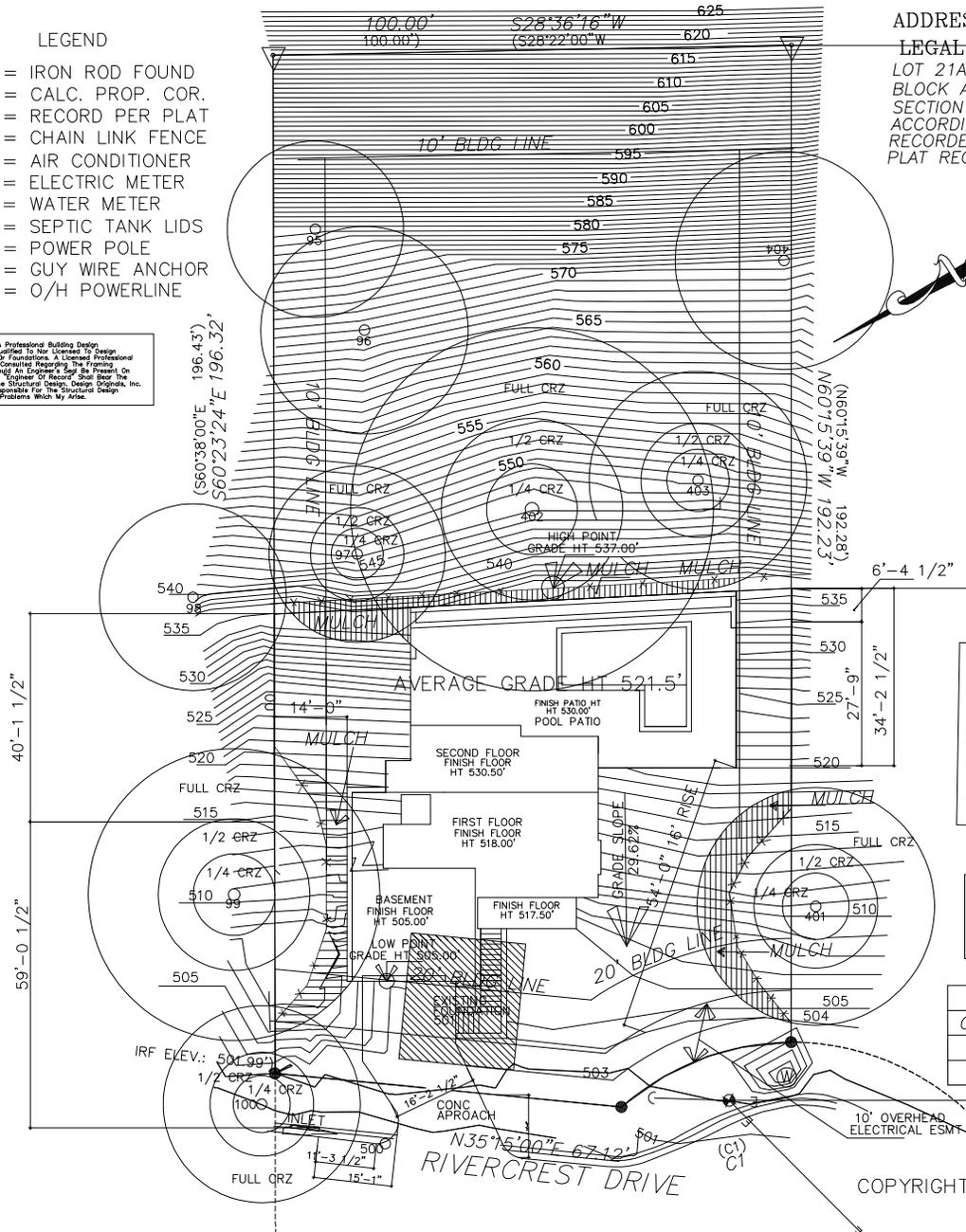
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3707

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Design Originals is a Professional Building Design Firm. We are Not Certified to Non Licensed to Design Structural Framing of Foundations. A Licensed Professional Engineer Should Be Consulted Regarding the Framing and Foundation. Should An Engineer's Seal Be Present on These Drawings, The "Engineer of Record" Shall Bear the Responsibility For the Structural Design. Design Originals, Inc. Will Not Be Held Responsible For the Structural Design in Any Way or Any Problems Which Arise.



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PROVIDE TREE PROTECTION FENCING MULCHED AREAS AND TRUNKS TO HAVE PROTECTIVE PLANKING, AS NEEDED, FOR PROTECTED TREES ON THE SITE PLAN PER REQUIREMENTS OF ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2

INSTALL A 5FT HIGH CHAIN LINK FENCE AROUND THE FULL CRZ OF ALL PROTECTED TREES ON AND ADJACENT TO THE SITE. WHEN THE TREE PROTECTION FENCE CANNOT ENCOMPASS THE ENTIRE FULL CRZ THE FENCE MUST PROTECT THE 1/2 CRZ (AT A MINIMUM) AND ALL UNFENCED PORTIONS OF THE FULL CRZ MUST RECEIVE AN 8" LAYER OF PROTECTED MULCH TO LIMIT ROOT/SOIL COMPACTION.

PAY FEE IN LIEU OF CONSTRUCTING THE SIDEWALK

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRFPS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

TREE LIST:

95	ELM	17.0"
96	ELM	20.0"
97	ELM	17.0"
98	ELM	18.0"
99	ELM	27.0"
100	HACKBERRY	19.0"
401	ELM	22.0"
402	LIVE OAK	35.0"
403	ELM	21.0"
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IMPERVIOUS COVER

LOT	= 19,831 SQ FT
HOUSE	= 1,988 SQ FT
DRIVEWAY	= 390 SQ FT
POOL PATIO	= 1,888 SQ FT
POOL EQUIPMENT	= 45 SQ FT
FRONT STAIRS	= 133 SQ FT
RETAINING WALLS	= 285 SQ FT
AC PADS	= 9 SQ FT
L	
TOTAL IMPERVIOUS COVER	= 4,738 SQ FT
PERCENT IMPERVIOUS	= 23.89%

FRONT YARD PERCENTAGE

FRONT YARD AREA	2049
DRIVEWAY	390
TOTAL PERCENTAGE	19.03%

SLOPE WAIVER REQUEST

SLOPE = 43.89%
 LOWEST POINT = 520.00'
 HIGHEST POINT = 617.00'
 DISTANCE BETWEEN = 221'-0"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.80	50.00	35.04	N08°48'21"E
(C1)	36.30	50.00	35.52	N08°34'00"E

SITE PLAN
 SCALE: 3/32" = 1'-0" 22 X 34

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VERDE BUILDERS GROUP

DESIGN ORIGINALS of Texas
 home design center

3707 RIVERCREST DRIVE

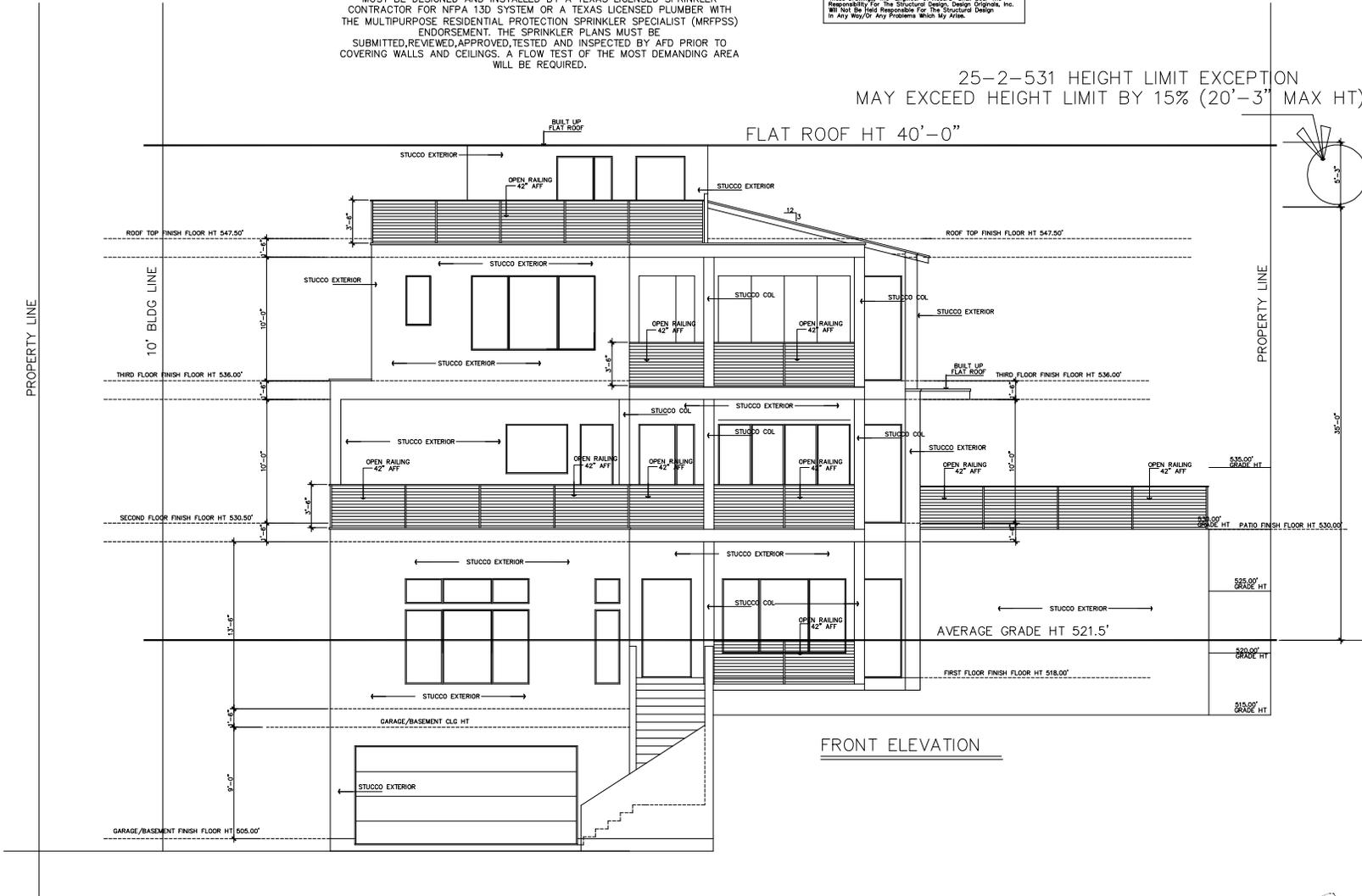
JOB # A10278
 DATE: 08-07-20
 REVISIONS: 1-24-20
 DRAWN BY: JCD/TMD

N.C.C.B.-D.C.
 NATIONAL BOARD OF CERTIFICATION
 Robert J. Foster
 12/09/20
 1 OF 18

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

Design Originals is a Professional Building Design Firm. We are Not Qualified to be Licensed to Design Structural Framing or Foundation. A Licensed Professional Engineer, Geotechnical Engineer, or Licensed Professional Engineer, Structural, shall be required to provide on these drawings. The Engineer of Record shall bear the responsibility for the Structural Design. Design Originals, Inc. will not be held responsible for the Structural Design in any way or for any problems which may arise.

25-2-531 HEIGHT LIMIT EXCEPTION
MAY EXCEED HEIGHT LIMIT BY 15% (20'-3" MAX HT)



FRONT ELEVATION

FRONT ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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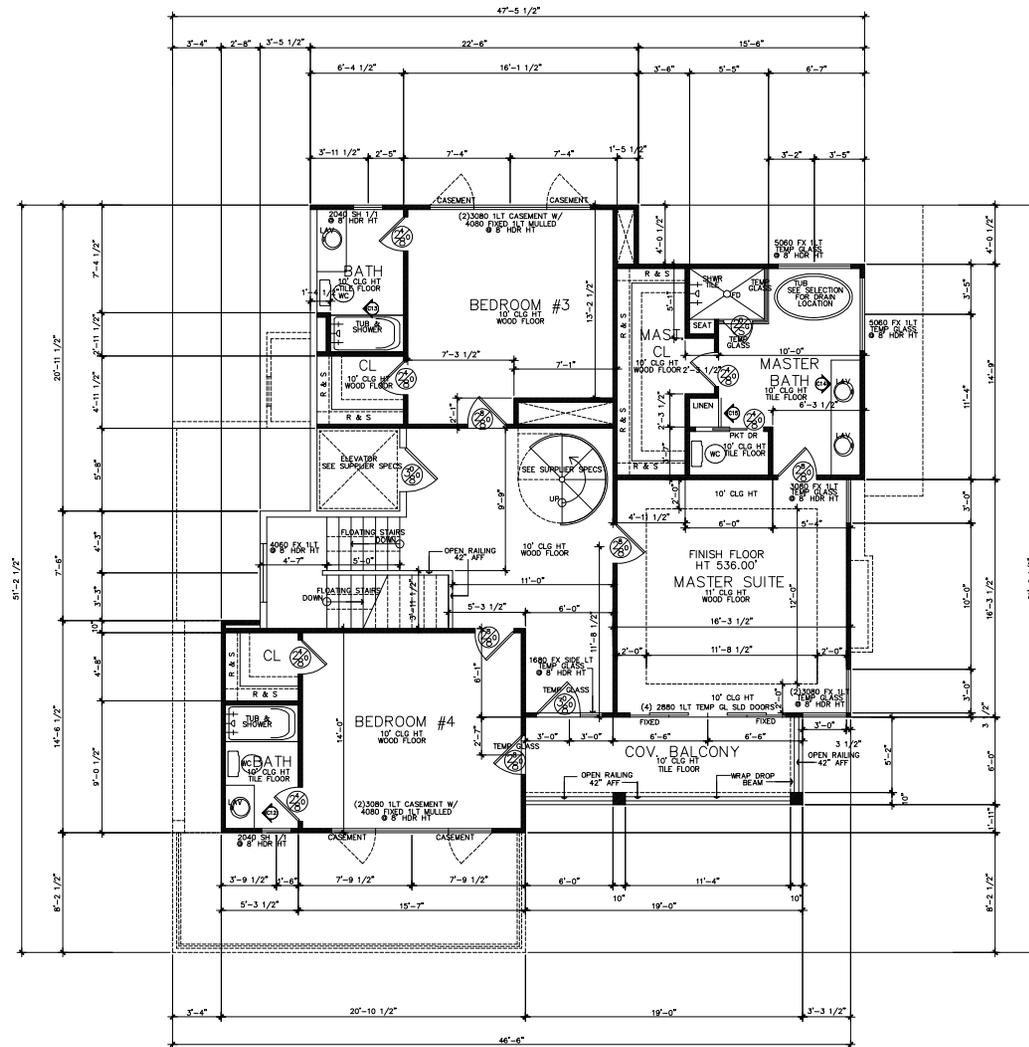
VERDE BUILDERS
GROUP

DESIGN ORIGINALS of Texas
home design center
10718 RIVERCREST DRIVE #107
DALLAS, TEXAS 75243

3707
RIVERCREST DRIVE

JOB # A10278
DATE: 08-06-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

Robert
12/09/20
N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
MEMBER
DESIGN ORIGINALS OF TEXAS
CERTIFIED BUILDING DESIGNER
(N.C.B.D.C. # 264-726)
4 OF 18



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THIRD FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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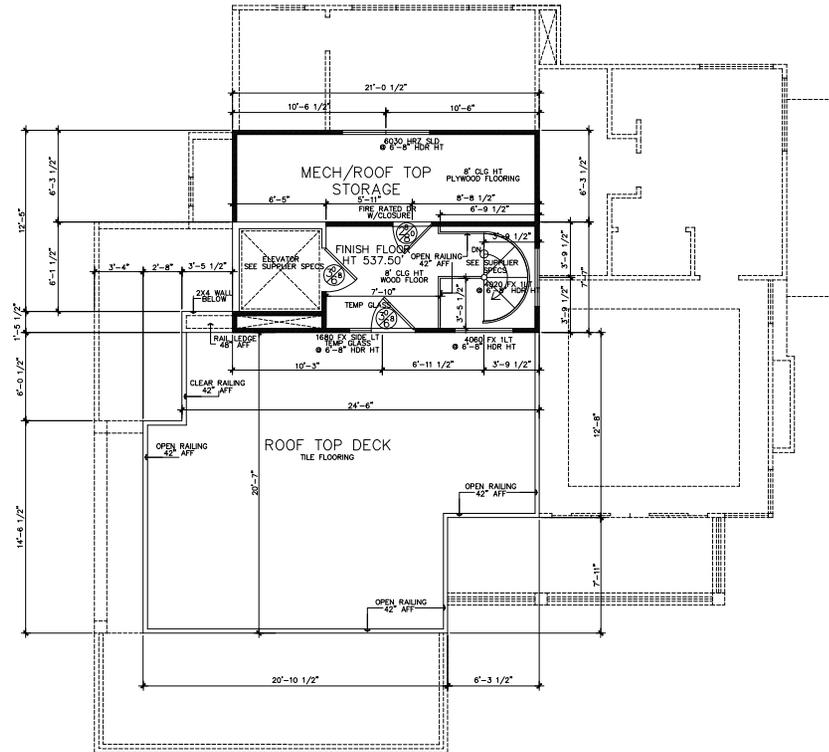
VERDE BUILDERS GROUP

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home design center
10713 RIVERCREST DRIVE, #10
DALLAS, TEXAS 75243

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JOB # A10278
DATE: 08-06-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

Robert
12/09/20
N.C.B.D.C. NATIONAL COUNCIL OF BUILDING DESIGN FIRMS
INTERNATIONAL
PROFESSIONAL BUILDING DESIGNER
REGISTRATION NO. 44-729
10/1/2011
Texas Seal of Professional Building Designer
(N.C.B.D.C. #44-729)
8 OF 18



A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

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ROOF TOP

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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VERDE BUILDERS GROUP

DESIGN ORIGINALS of Texas
home design center
10728 WINDYBUSH DR #10
DALLAS, TX 75243

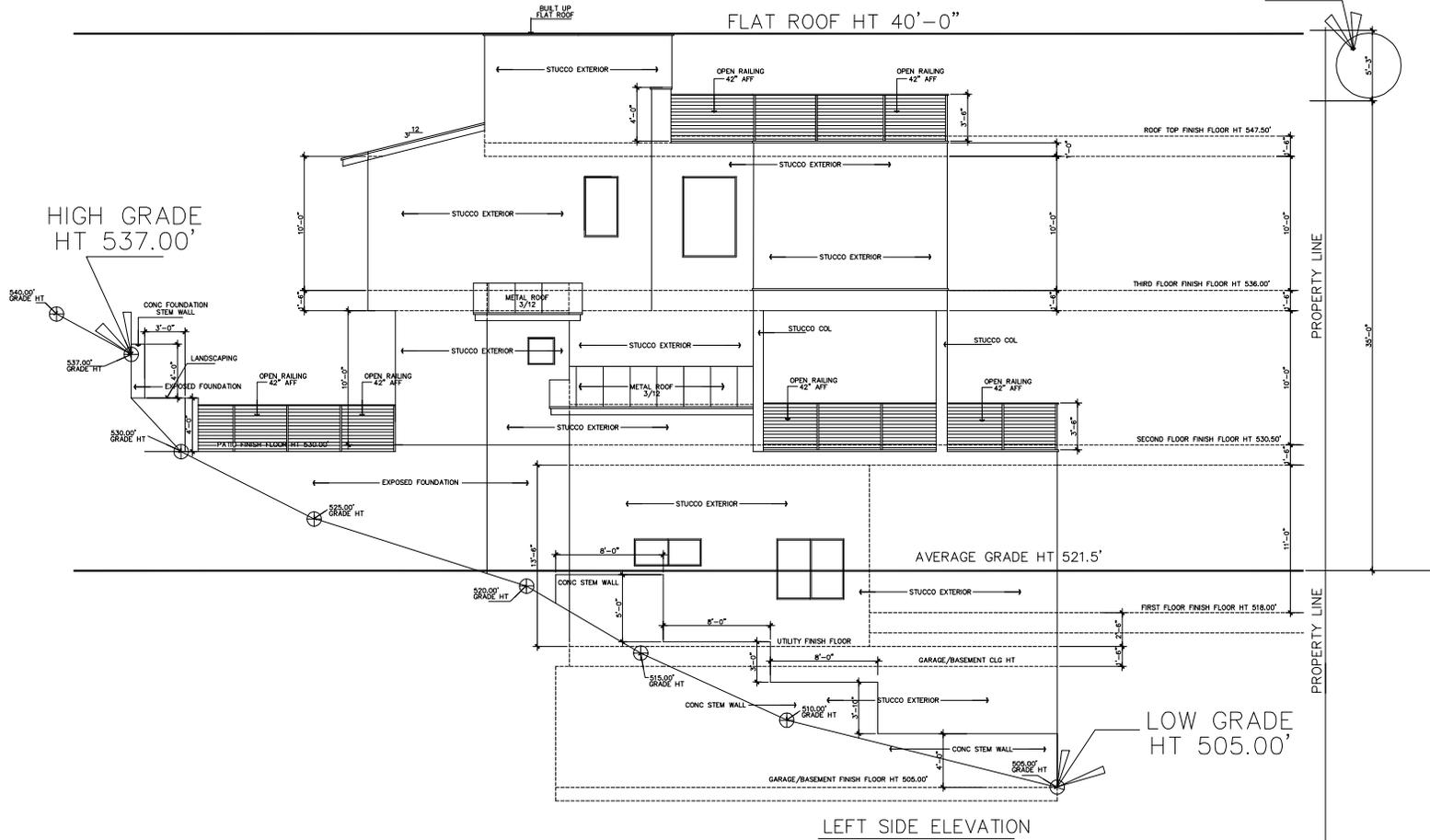
3707 RIVERCREST DRIVE

JOB # A10278
DATE: 08-26-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

Robert [Signature]
12/09/20

11/11/2024
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS
STATE OF TEXAS
ROBERT J. DAVIS
LICENSE NO. 44-725
EXPIRES 12/31/2024

25-2-531 HEIGHT LIMIT EXCEPTION
MAY EXCEED HEIGHT LIMIT BY 15% (20'-3" MAX HT)



A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2012 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEM OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL PROTECTION SPRINKLER SPECIALIST (MRPPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

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LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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10718 RIVERCREST DRIVE #10
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3707 RIVERCREST DRIVE

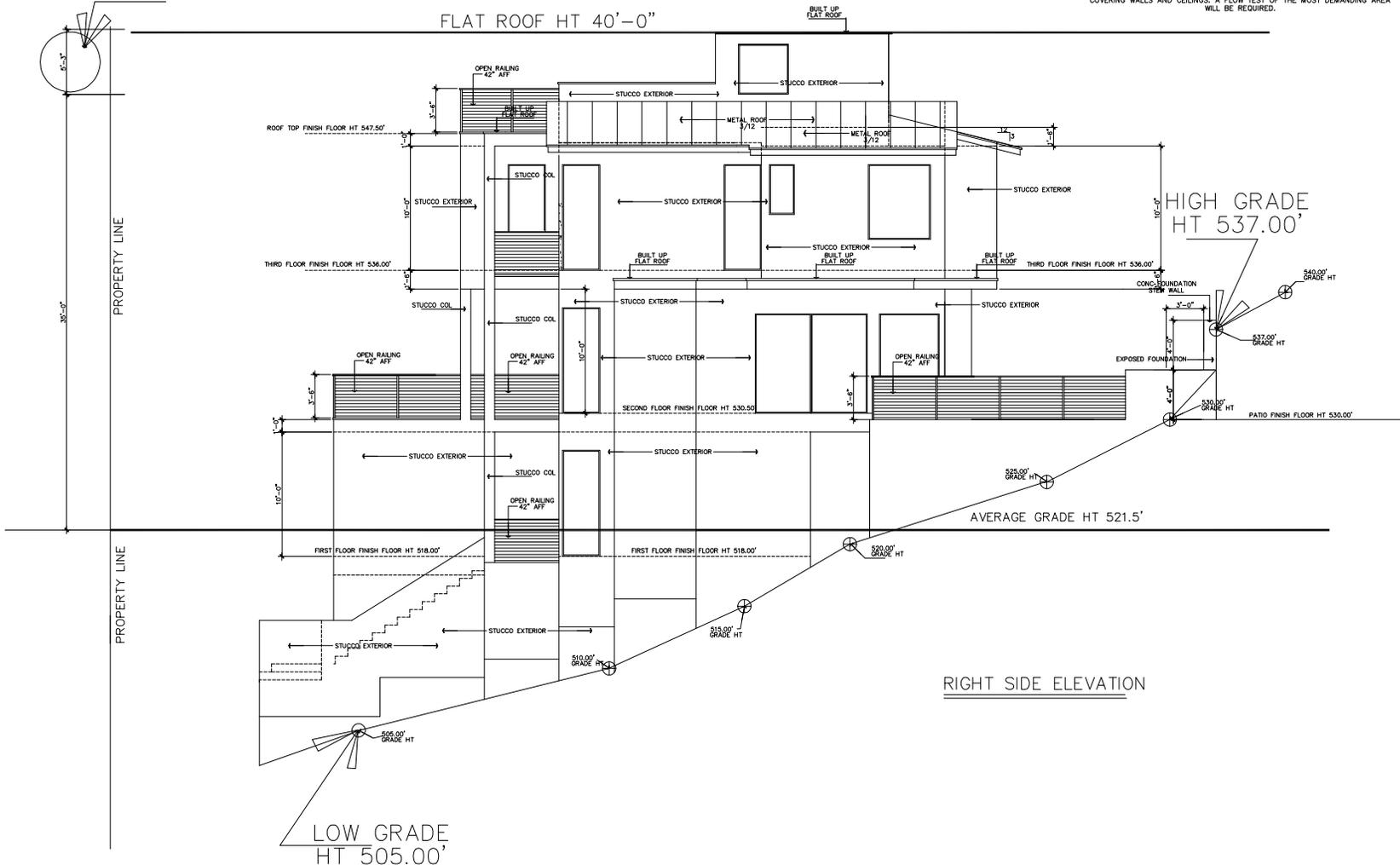
JOB # A10278
DATE: 08-06-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

N-C-B-D-C
NATIONAL COUNCIL OF ARCHITECTS
Professional Seal
Robert [Signature]
12/09/20
10 OF 18

25-2-531 HEIGHT LIMIT EXCEPTION
MAY EXCEED HEIGHT LIMIT BY 15% (20'-3" MAX HT)

FLAT ROOF HT 40'-0"

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RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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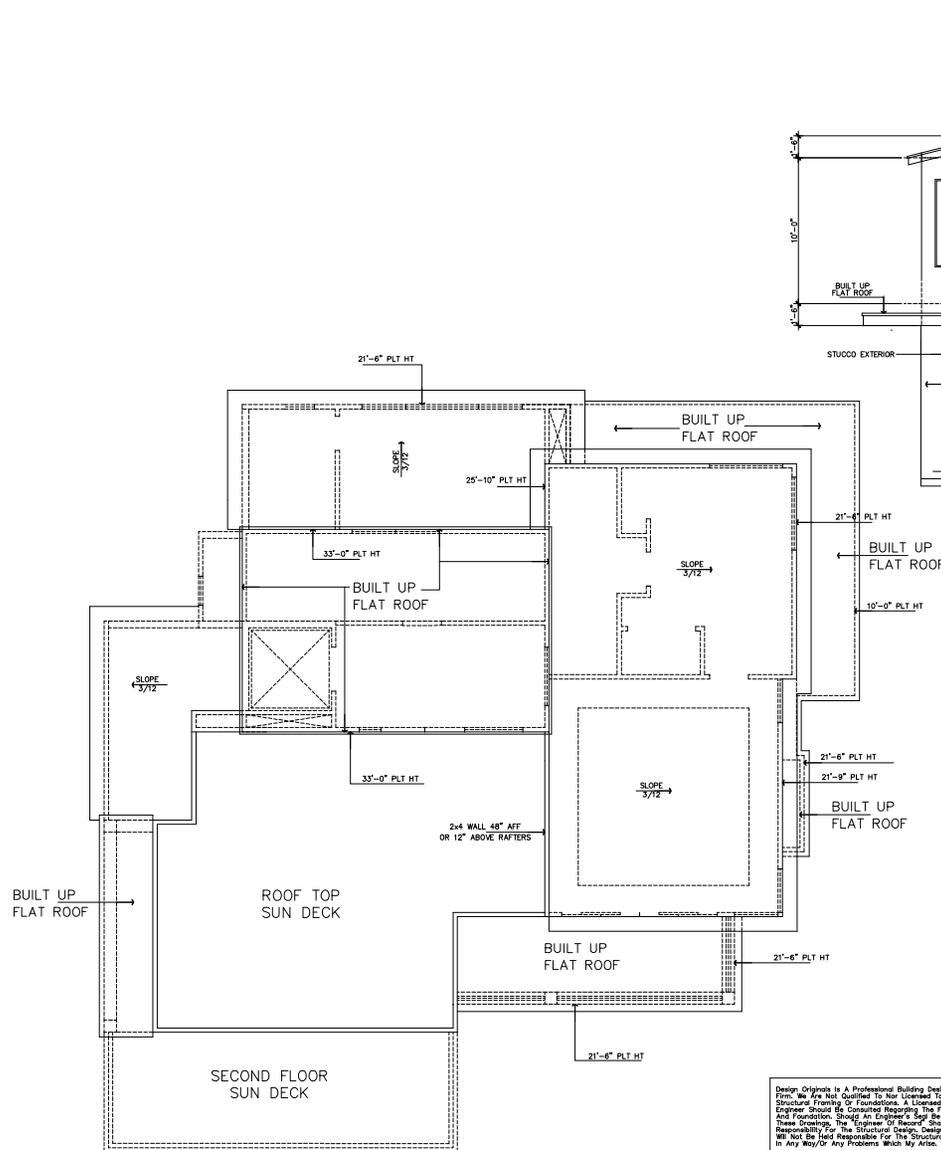
3707
RIVERCREST DRIVE

JOB # A10278
DATE: 08-06-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

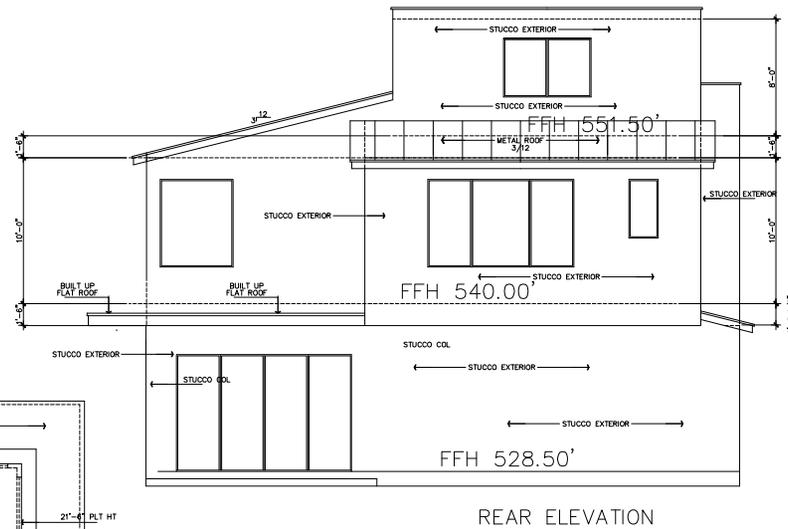
Robert

12/09/20

11 OF 18



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REAR ELEVATION

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REAR ELEVATION/ROOF PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

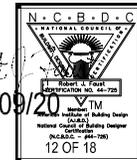
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DALLAS, TEXAS 75243

3707 RIVERCREST DRIVE

JOB # A10278
DATE: 08-06-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD

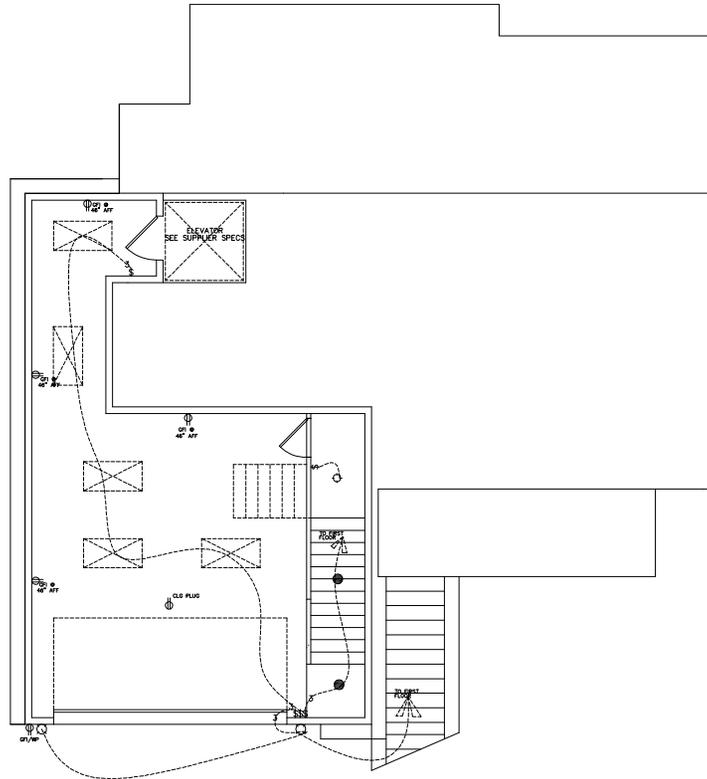
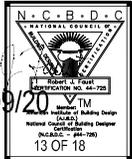


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10718 RIVERCREST DRIVE
DALLAS, TEXAS 75243

3707
RIVERCREST DRIVE

JOB# A10278
DATE: 08-06-20
REVISIONS: 12-08-20
DRAWN BY: JCD/TMD



ELECTRICAL NOTES:
Provide smoke detectors per code.
Provide for security system as spec.
Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit
Center light over pedestal top, where shown.
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
Provide light near HVAC unit(s) in attic
Any discrepancies in plans are to be brought to the attention of the designer immediately.

ELECTRICAL SYMBOL LEGEND

○	SMOKE DETECTOR	●	RECESSED LIGHT
⌚	SINGLE POLE SWITCH	○	RECESSED EYEBALL LIGHT
⌚	3 WAY SWITCH	○	VEST
⌚	4 WAY SWITCH	○	UNDER COUNTER LIGHT
⌚	SWITCH	⌚	FLOOR BOX FIXTURE
⌚	ELECTRICAL JUNCTION BOX	—	4" FLOOR STRIP
⌚	WALL OUTLET	⌚	DOUBLE FLOOR LIGHTS
⌚	4 RECY WALL OUTLET	⌚	WALL MTD. PHONE OUTLET
⌚	FLOOR PLUG	⌚	WALL MTD. CABLE TV OUTLET
⌚	WATER PROOF OUTLET	⌚	STEREO SPEAKER JACK (WIRE ONLY)
⌚	220V OUTLET	⌚	INTERCOM SYSTEM
⌚	SPEAKER	⌚	COMPUTER DATA TERMINAL
⌚	HALOGEN LIGHT	⌚	DOOR BELL
⌚	SURFACE MOUNT LIGHT	⌚	DOOR CHIME
⌚	HANGING LIGHT	⌚	HEAT DETECTOR
⌚	WALL MOUNT LIGHT		
⌚	CARBON MONOXIDE DETECTOR		

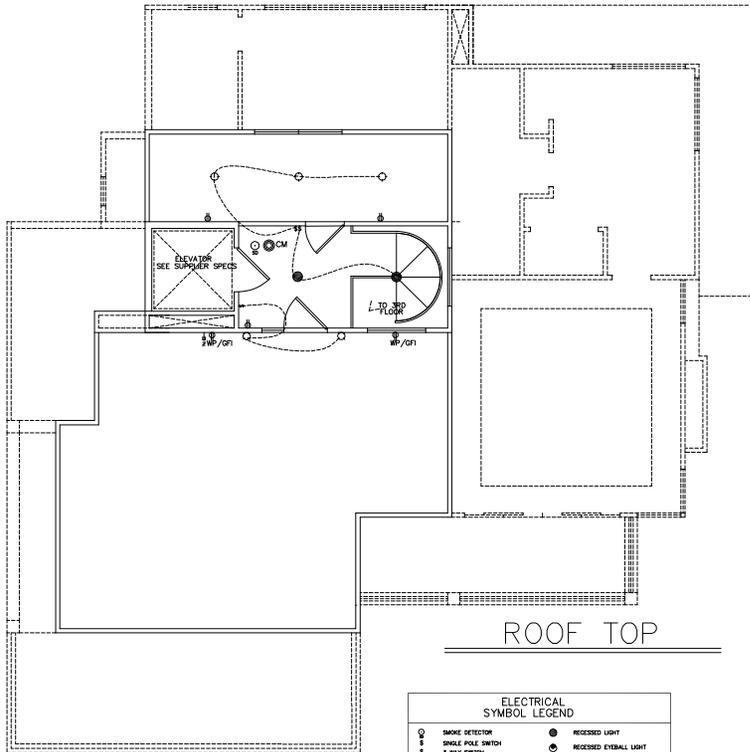
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BASEMENT ELECTRICAL

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

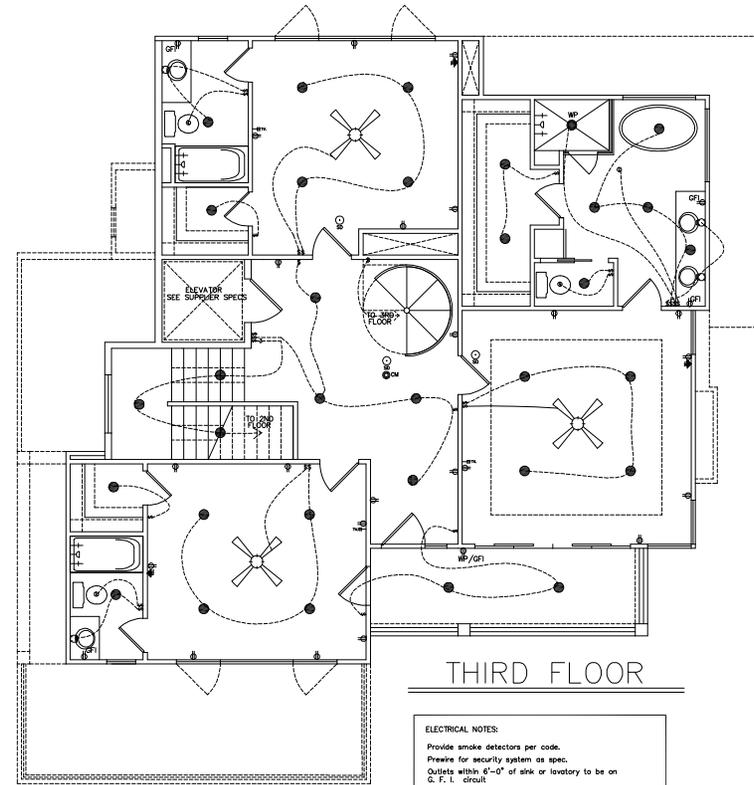
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ROOF TOP

ELECTRICAL SYMBOL LEGEND			
☉	SMOKE DETECTOR	●	RECESSED LIGHT
⚡	SMOKE FREE SWITCH	⊙	RECESSED EXTERNAL LIGHT
⚡	3 WAY SWITCH	⊖	VENT
⚡	4 WAY SWITCH	⊖	UNDER COUNTER LIGHT
⚡	SWITCH SWITCH	⊖	FLOOR, BOU FIXTURE
⚡	ELECTRICAL JUNCTION BOX	⊖	4" FLOOR STRIP
⊖	WALL OUTLET	⊖	DOUBLE FLOOR LIGHTS
⊖	4 FEET WALL OUTLET	⊖	WALL W/TO. PHONE OUTLET
⊖	FLOOR PLUG	⊖	WALL W/TO. CABLE TV. OUTLET
⊖	WATER PROOF OUTLET	⊖	STEREO SPEAKER JACK (DIN6, DIN5)
⊖	200V OUTLET	⊖	INTERCOM SYSTEM
⊖	SPRINKLER	⊖	COMPUTER DATA TERMINAL
⊖	HALOGEN LIGHT	⊖	DOOR BELL
⊖	SURFACE MOUNT LIGHT	⊖	DOOR CHIME
⊖	HANGING LIGHT	⊖	HEAT DETECTOR
⊖	WALL MOUNT LIGHT		
⊖	CARBON MONOXIDE DETECTOR		

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THIRD FLOOR

ELECTRICAL NOTES:
 Provide smoke detectors per code.
 Provide for security system as spec.
 Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit.
 Center light over pedestal lav. where shown.
 Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
 Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. spaces)
 Provide light near HVAC unit(s) in attic
 Any discrepancies in plans are to be brought to the attention of the designer immediately.

THIRD/ROOF FLOOR ELECTRICAL PLANS

SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

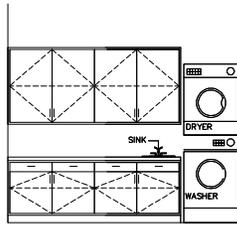
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 10713 W. KENNEDY BLVD. SUITE 410
 DALLAS, TEXAS 75245

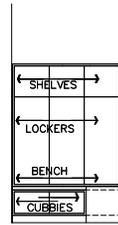
3707 RIVERCREST DRIVE

JOB # A10278
 DATE: 08-06-20
 REVISIONS: 12-08-20
 DRAWN BY: JCD/TMD

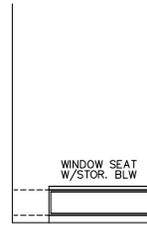
Robert
 12/09/20
 N. C. B. D. C. NATIONAL COUNCIL OF ELECTRICAL ENGINEERS
 PROFESSIONAL ENGINEER
 REGISTRATION NO. 64-725
 Robert J. C. B. D. C. National Council of Electrical Engineers
 National Council Building Designer
 REGISTRATION NO. 64-725
 15 OF 18



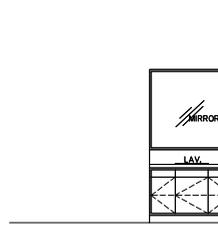
C 1 DOG UTILITY



C 2 MUD RM



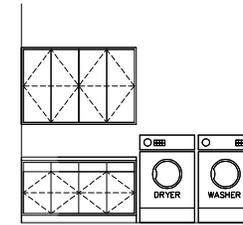
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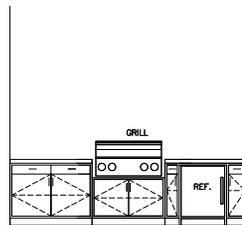
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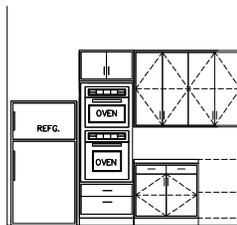
C 5 PWDR



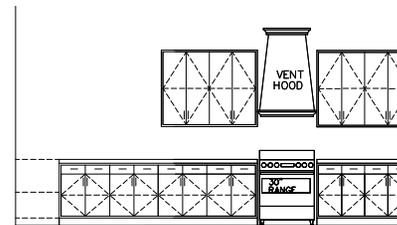
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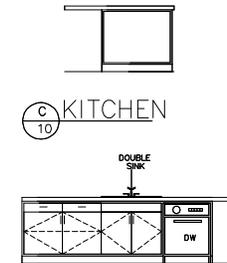
C 7 SUMMER KITCHEN



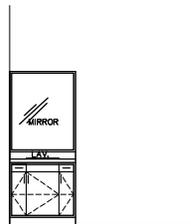
C 8 KITCHEN



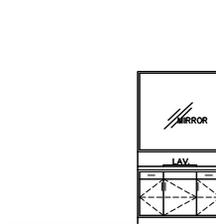
C 9 KITCHEN



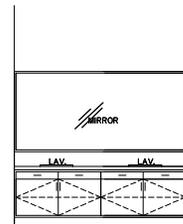
C 11 KITCHEN



C 12 BATH



C 13 BATH



C 14 MAST.BATH



C 15 MAST.BATH

- GENERAL NOTES**
- 1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.
 - 2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT STILE PLACEMENT & WIDTH.
 - 3.0 STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH BUILDER FOR EXACT DOOR & DRAWER FRONTS & PULLS.
 - 4.0 SHELVES ARE SPACED EQUALLY UNLESS NOTED.
 - 5.0 ALL HEIGHTS OF MIRRORS ARE STANDARD. CHECK WITH BUILDER FOR EXACT DIMENSIONS.
 - 6.0 LAVATOIRES AND SINKS SHOWN DO NOT REPRESENT ACTUAL CONFIGURATION. CHECK WITH BUILDER FOR EXACT SIZE AND SHAPE.
 - 7.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

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CABINET ELEVATIONS
 SCALE: 3/8" = 1'-0" 22 X 34
 SCALE: 3/16" = 1'-0" 11 X 17

Robert [Signature]
 12/09/20

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DESIGN ORIGINALS of Texas
 home design center
 10711 PAPERBUSH DRIVE, #100
 DALLAS, TEXAS 75243

3707 RIVERCREST DRIVE

JOB # A10278
 DATE: 09-06-20
 REVISIONS: 12-28-20
 DRAWN BY: JCD/TMD

N.C.B.D.C.
 NATIONAL COUNCIL OF BUILDING DESIGNERS
 18 OF 18

TABLE: NAILING SCHEDULE. Columns: CONNECTION, NAILING, COMMENTS.

TABLE: FACTORY BUILT FIREPLACES. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: WINDOWS / EGRESSES. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: I.C.B.O./N.E.R. NUMBERS. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: ENERGY REQUIREMENTS. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: 25.2 FLOORS. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: STRUCTURAL NOTES. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: SMOKE DETECTORS. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: FIRE BLOCKING REQUIRED. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: SPRAY FOAM ROOFING GENERAL NOTE. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: 27. PANEL SONG (TO FRAMING). Columns: NO., DESCRIPTION, COMMENTS.

TABLE: MATERIAL SPECIFICATIONS. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: PLUMBING. Columns: NO., DESCRIPTION, COMMENTS.

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TABLE: JACOZZI TUB. Columns: NO., DESCRIPTION, COMMENTS.

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TABLE: DESIGN CRITERIA. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: GENERAL NOTES. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: LIST OF ABBREVIATIONS. Columns: ABBREVIATION, FULL NAME.

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TABLE: MASONRY NOTES COLUMN BASE & 6" WALL. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: DESIGN CRITERIA. Columns: NO., DESCRIPTION, COMMENTS.

TABLE: GENERAL NOTES. Columns: NO., DESCRIPTION, COMMENTS.

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3707 RIVERCREST DRIVE logo and contact information.

JOB # A10278 logo and contact information.

DATE: 08/26/20 REVISIONS: 12-03-20 DRAWN BY: JCD/TMD logo and contact information.

NATIONAL BUILDING DESIGN CENTER logo and contact information.

12/09/20 logo and contact information.

Re: C15-2020-0025 / 3707 Rivercrest Dr

david cancialosi [REDACTED]

Mon 12/14/2020 3:43 PM

To: Lloyd, Brent <brent.lloyd@austintexas.gov>; [REDACTED]

Thank you for the email Brent.

Elaine,

I'm fairly certain the application packet calls out:

- 1) the existing 0% IC in the 35% slope to a requested proposed amount of 11.5% IC in 35%+ slope, and
- 2) the existing 0.0' front setback to the proposed front setback of 10' 5" when measured from the front the front property line.

However, if you need the above information typed and inserted in a specific location on any document whatsoever, then please specify where and we will make it so ASAP.

From: Lloyd, Brent <brent.lloyd@austintexas.gov>

Sent: Monday, December 14, 2020 1:30 PM

To: [REDACTED]

Hi David –

Elaine is correct that the Board can't grant variances from an absolute legislative prohibition on particular uses, such as allowing a use that's not permitted in a particular zone. After further review, however, we agree that a variance can be sought from the applicable slope gradient restriction in this case just as variances can be sought reducing setbacks or other numeric development standards above which development is limited.

So please work with Elaine to amend your application, so that it specifies the extent to which you're requesting to exceed the 35% gradient cap. The variance must be requested to that restriction, not to the general prohibition itself.

Finally, while an earlier iteration of this application was submitted several months ago, that applicant chose not to move forward with it and at no time did they request a variance related to construction slopes. So DSD's response appears timely to me. **D-1/29**

Thanks,

Brent D. Lloyd

Development Officer

[City of Austin Development Services Department](#)

Office: 512-974-2974